

**CITY OF WEST DES MOINES  
PLAN AND ZONING COMMISSION COMMUNICATION**

**Meeting Date:** July 20, 2015

**Item:** Hyatt Place, Northwest corner of S. 64<sup>th</sup> Street and Coachlight Drive – approval to grade site for future development – Jordan Creek Lodging, LLC – GP-002786-2015

**Requested Action:** Approval of a Grading Plan

**Case Advisor:** Brian S. Portz, AICP 

**Applicant's Request:** The applicant, Jordan Creek Lodging, LLC, is requesting approval of a grading plan to rough grade the property in preparation for future hotel development.

**History:** The subject property was annexed into the City in September of 2003 as a part of the Mills Civic Parkway Annexation. The property was originally platted as a part of Davis Estates Plat 1 in February 2004 and then was replatted with Jordan Creek Crossing Plat 1 in September 2004. Development of the property is governed by the Jordan Creek Crossing I Specific Plan Ordinance that was also approved in 2004. An Overlay District Site Plan for the development of a hotel is currently in the City's review and approval process.

**City Council Subcommittee:** The Hyatt Place project was presented to Development and Planning Subcommittee for information at its April 23, 2015 meeting. There was no discussion.

**Staff Review and Comment:** This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues. Staff would note that the required National Pollutant Discharge Elimination System (NPDES) General Permit No. 2 has been obtained from the Iowa Department of Natural Resources for this project and has been submitted to the City.

**Comprehensive Plan Consistency:** The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

**Staff Recommendations and Conditions of Approval:** Based upon the preceding review and a finding of consistency with the Comprehensive Plan, staff recommends that the Plan and Zoning Commission adopt a resolution approving the Hyatt Place grading plan, subject to the applicant meeting all City Code requirements and the following:

1. The applicant acknowledging and agreeing that any work done prior to approval of the associated site plan is at the applicant's own risk, and that the final site grades will need to comply with any changes that are deemed necessary as part of those approvals.

**Owner/Applicant:**

Jordan Creek Lodging, LLC  
218 6<sup>th</sup> Avenue, Suite 200  
Des Moines, IA 50309  
Attn: Melissa Springer  
[mspringer@nelsonconstruct.com](mailto:mspringer@nelsonconstruct.com)

**Applicant's Representative:**

Civil Engineering Consultants  
2400 86<sup>th</sup> Street, Suite 12  
Des Moines, IA 50322  
Attn: Ed Arp  
[arp@ceclac.com](mailto:arp@ceclac.com)

**Attachments:**

Attachment A	-	Plan and Zoning Commission Resolution
Exhibit A	-	Conditions of Approval
Attachment B	-	Location Map
Attachment C	-	Grading Plan

**RESOLUTION NO.**

**A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, APPROVING THE HYATT PLACE GRADING PLAN PERMIT (GP-002786-2015) FOR THE PURPOSE OF ROUGH GRADING OF THE SITE IN PREPARATION FOR FUTURE HOTEL DEVELOPMENT**

**WHEREAS**, pursuant to the provisions of Title 8, Building, Chapter 5, Site Grading Regulations, et seq, of the West Des Moines Municipal Code, the property owner, Jordan Creek Lodging, LLC, has requested approval for a Grading Plan (GP-002786-2015) for that approximately 3 acre site located on the northwest corner of S. 64<sup>th</sup> Street and Coachlight Drive to prepare the site for future development;

**WHEREAS**, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

**WHEREAS**, on July 20, 2015, this Commission held a duly-noticed meeting to consider the application for Grading Plan Permit;

**NOW, THEREFORE**, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

**SECTION 1.** The findings, for approval, in the staff report, dated July 20, 2015, or as amended orally at the Plan and Zoning Commission meeting of July 20, 2015, are adopted.

**SECTION 2.** The **GRADING PLAN PERMIT** to grade the site for future development is hereby approved by the Plan and Zoning Commission, subject to compliance with all the conditions in the staff report, dated July 20, 2015, including conditions added at the meeting, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on July 20, 2015.

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Craig Erickson, Chair  
Plan and Zoning Commission

ATTEST:

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Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on July 20, 2015, by the following vote:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

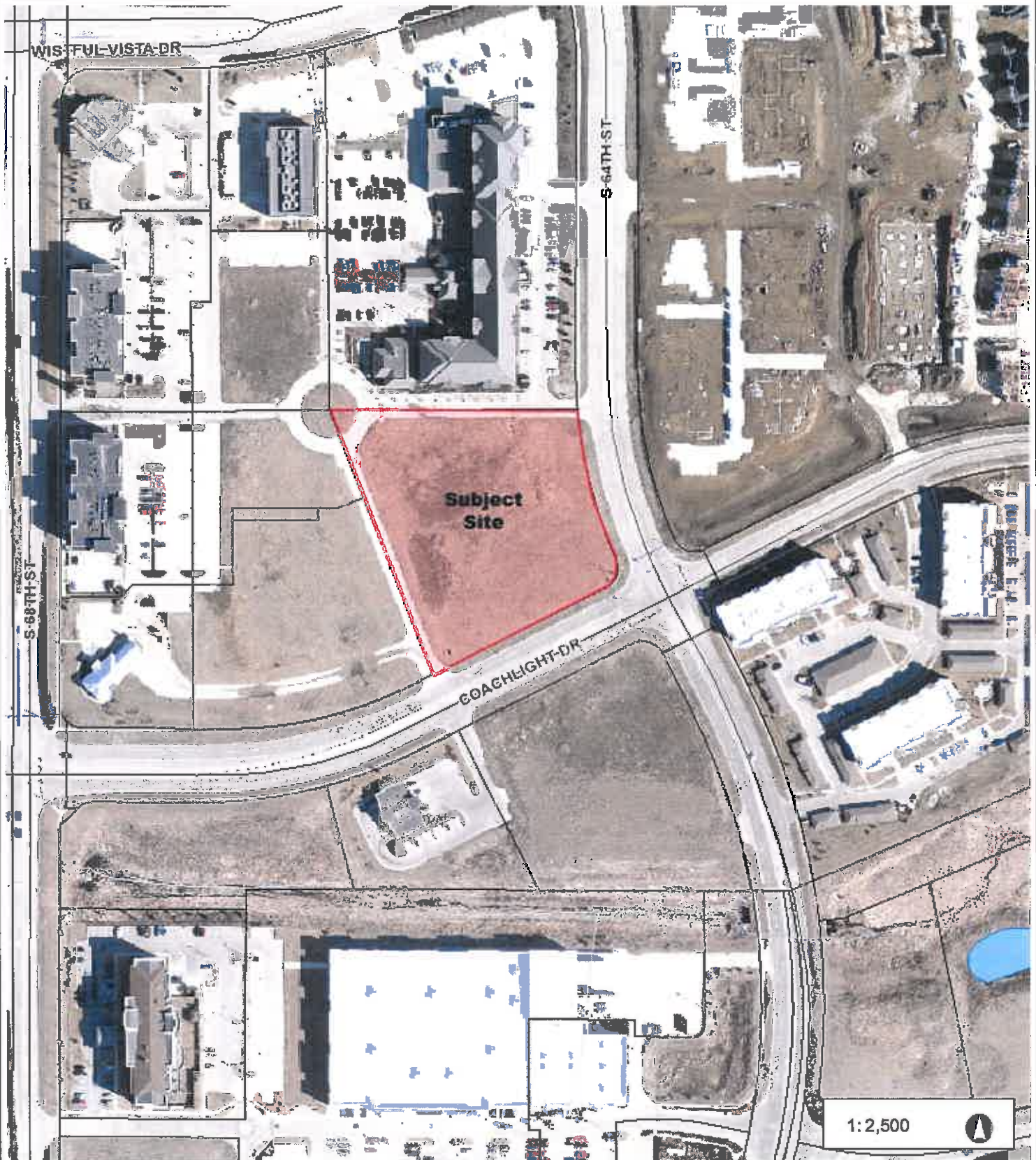
ATTEST:

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Recording Secretary

**EXHIBIT A**  
**CONDITIONS OF APPROVAL**

1. The applicant acknowledging and agreeing that any work done prior to approval of the associated site plan is at the applicant's own risk, and that the final site grades will need to comply with any changes that are deemed necessary as part of those approvals.



1:2,500



416.7 0 208.33 416.7 Feet

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

NAD\_1983\_StatePlane\_Iowa\_South\_FIPS\_1402\_Feet

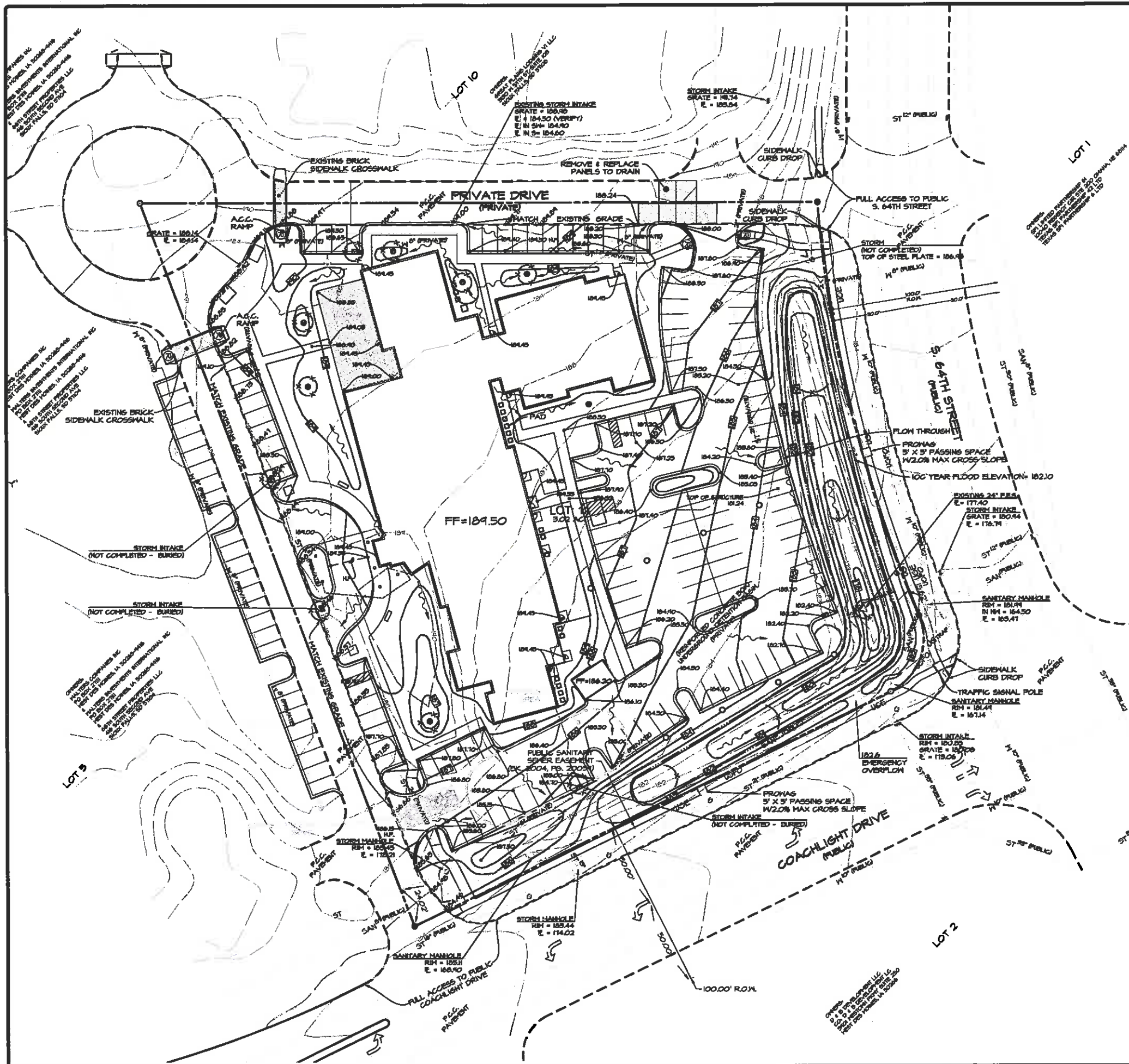
© City of West Des Moines, Iowa

THIS MAP IS NOT TO BE USED FOR NAVIGATION



1. ALL DIMENSIONS ARE TO BACK OF CURB, OUTSIDE OF BUILDING WALL, AND TO PROPERTY LINES.
2. THE LOCATIONS AND DIMENSIONS SHOWN ON THE PLANS FOR EXISTING FACILITIES ARE IN ACCORDANCE WITH AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION OR THAT ALL EXISTING UNDERGROUND FACILITIES ARE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL PUBLIC AND/OR PRIVATE UTILITIES SERVING THE AREA TO DETERMINE THE PRESENT EXTENT AND EXACT LOCATION OF THEIR FACILITIES BEFORE BEGINNING WORK.
3. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CALL IOWA ONE-CALL BEFORE STARTING WORK.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF WEST DES MOINES STANDARD SPECIFICATIONS.
5. STRIP TOPSOIL FROM ALL AREAS WHICH ARE TO BE FILLED OR CUT.
6. STOCKPILE SUFFICIENT TOP RESPAD A MINIMUM OF 6-INCHES ON UNPAVED AREAS.
7. ALL AREAS TO RECEIVE FILL TO BE BENCHED.
8. PREPARE BOTTOM OF BENCH FOR FILL BY DISCS TO A DEPTH OF 6-INCHES.
9. ALL SITE GRADING FILL SHALL BE COMPACTED TO A DENSITY THAT IS NOT LESS THAN 95% STANDARD PROCTOR ON STRUCTURAL AREAS & 85% STANDARD PROCTOR ON LANDSCAPED AREAS.
10. THE MOISTURE CONTENT OF THE FILL MATERIAL SHALL NOT DEVIATE FROM OPTIMUM BY MORE THAN  $-1\%$  TO  $+8\%$ .
11. MAINTAIN ALL CUT AND FILL AREAS FOR SURFACE DRAINAGE AT ALL TIMES.
12. FINAL GRADES WITHIN PAVED AREAS SHALL BE WITHIN 0.1' OF PLAN GRADE, ALL OTHER AREAS TO BE WITHIN 0.2' OF PLAN GRADE.
13. ALL AREAS WHICH ARE DISTURBED WILL BE SEEDDED WITH EROSION CONTROL MIX OR SODDED AS SHOWN ON PLAN.
14. A MINIMUM OF ONE FOOT OF COMPACTED COHESIVE SUBGRADE SHALL BE PROVIDED BENEATH ALL PAVEMENTS.
15. THE CONTRACTOR SHALL VERIFY THAT OFFSITE GRADING AND UTILITY EASEMENTS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
16. INSTALL SILT FENCE PRIOR TO CONSTRUCTION.
17. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION, PERIODIC CHECKING AND REINSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES.
18. A COPY OF THE NPDES PERMIT SHALL BE FORWARDED TO THE WEST DES MOINES BUILDINGS DIVISION PRIOR TO CONSTRUCTION.

1. BEFORE ANY GRADING OR SITE WORK TAKES PLACE, THE BUILDING DIVISION SHALL BE ADVISED BY FACSIMILE OR E-MAIL THAT NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT HAS BEEN OBTAINED FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR).
2. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING ACTIVITIES.
3. ALL AREAS WHICH ARE DISTURBED SHALL BE SEEDDED WITH EROSION CONTROL MIX OR SODDED.
4. ANY SOIL OR SPILL, MASHED, TRACKED OR DROPPED ON TO ADJOINING RIGHT-OF-WAYS AND PROPERTY SHALL BE CLEANED UP BY THE CONTRACTOR WITHIN 24 HOURS (JERRY FULLER, VENTER SPOONER CONTRACTORS 229-2640). EARTH RAMPS SHALL NOT BE CONSTRUCTED IN THE STREET GUTTER.
5. CONTACT JERRY FULLER, VENTER SPOONER CONTRACTORS 229-2640 FOR EROSION PREVENTION, EROSION CHECKING AND REINSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND ANY EROSION CONTROL ISSUES.



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(22" x 34")

